

IT IS HEREBY ADJUDGED
and DECREED this is SO
ORDERED.



1 **TIFFANY & BOSCO**
2 P.A.
3 **2525 EAST CAMELBACK ROAD**
4 **SUITE 300**
5 **PHOENIX, ARIZONA 85016**
6 **TELEPHONE: (602) 255-6000**
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Dated: May 23, 2011

Sarah Curley
SARAH S. CURLEY
U.S. Bankruptcy Judge

6 Mark S. Bosco
7 State Bar No. 010167
Leonard J. McDonald
8 State Bar No. 014228
Attorneys for Movant

9 11-09579

10 **IN THE UNITED STATES BANKRUPTCY COURT**
11 **FOR THE DISTRICT OF ARIZONA**

12 IN RE:

13 Vinh Van Nguyen and Trinh Ngoc Mai Nguyen
14 Debtors.

15 **Wells Fargo Bank, N.A.**
16 **Movant,**

17 **vs.**

18 Vinh Van Nguyen and Trinh Ngoc Mai Nguyen,
19 Debtors, Jill H. Ford, Trustee.

20 **Respondents.**

No. 2:11-BK-08871-SSC

Chapter 7

ORDER

(Related to Docket #13)

21
22 Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed
23 Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any,
24 and no objection having been received, and good cause appearing therefore,

25 IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

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1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated September 29, 2008 and recorded in the office of
3 the Monroe County Recorder wherein Wells Fargo Bank, N.A. is the current beneficiary and Vinh Van
4 Nguyen and Trinh Ngoc Mai Nguyen have an interest in, further described as:

5 ALL THAT CERTAIN tract, piece or lot of land, situate in the Township of Ross, County of
6 Monroe and State of Pennsylvania, being Lot 31, Section 1, SPRING VALLEY FARMS AT
7 ROSS, as recorded in Plot Book Volume 69, Page 108 bounded and described as follows; to wit:
8 BEGINNING at an iron in the northerly right-of-way, of Rolling Meadows Road, being a corner
9 of Lot No. 30, Spring Valley Farms at Ross, Section One, Thence along Lot No. 30, North 63
degrees 50' 57" East (Magnetic Meridian) for 326.22 feet to an iron on a line of remaining lands
of Deck Creations, Inc., Thence along remaining lands of Deck Creations, Inc., South 30 degrees
44' 03" East for 125.00 feet to an iron a corner Lot No. 32, South 59 degrees 21' 02" West for
334.78 feet to an iron in the northerly right-of-way of Rolling Meadows Road. Thence in the
northerly right-of-way of Rolling Meadows Road, the following two courses and distances: (1) on
a curve to the right having a radius of 800.00 feet and an arc length of 62.81 feet to an iron;
2 (2) North 26 degrees 09' 03" West for 88.11 feet to a place of BEGINNING. TAX 10 NO.
15/90491 UNDER AND SUBJECT to covenants, easements, restrictions and reservations
11 appearing in the chain of title otherwise visible upon the land.

12 IT IS FURTHER ORDERED that Movant may contact the Debtors by telephone or written
13 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
14 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
15 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
16 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

17 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
18 to which the Debtor may convert.

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